## FOURTH LEASE AMENDMENT

Between

## KENT CENTRAL, LLC

and

## TULLY'S COFFEE CORPORATION.

This Fourth Lease Amendment dated the 21st day of February, 2001 is attached to and made part of that certain Lease dated August 16, 1999, as amended by that certain First Lease Amendment dated December 17, 1999 and as further amended by that certain Second Lease Amendment dated June 6, 2000 and that certain Third Lease Amendment dated November 7, 2000 (hereinafter collectively referred to as the "Lease") by and between Kent Central, LLC., a Washington limited liability company, hereinafter called Lessor ("Lessor"), and Tully's Coffee Corporation., a Washington corporation, hereinafter called the Lessee ("Lessee"), covering the Premises located at 3100 Airport Way South, in Seattle, Washington (the "Premises"). The Premises are more particularly described in the Lease as amended.

The terms used herein shall have the same definitions as set forth in the Lease.

In consideration of Lessor's reimbursement of certain costs incurred by Lessee for various improvements to the Premises performed by Lessee together with the mutual covenants and promises contained in this Fourth Lesse Amendment and the Lease, Lessor and Lessee agree as follows:

Section 3, "Rent": Effective on March 1, 2001, the Base Rent as provided in Section 3 of the Lease and as modified in the First Lease Amendment and as further modified in the Second Lease Amendment is hereby further modified to the following:

Months:

Base Rent:

March 1, 2001 through May 14, 2005 May 15, 2005 through May 14, 2010

\$66,027 per month \$75,931 per month

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Except as otherwise modified by the terms of this Fourth Lease Amendment, all other terms and conditions of the Lease remain unchanged and in full force and effect.

LESSOR:

KENT CENTRAL, LLC

By: Larry R. Benaroya Its: Manager

Date:

LESSEE:

TULLY'S COFFEE CORPORATION

By: Tom T. O'Keefe

Its: chairman & CEO

Date: 2/23/01

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STATE OF WASHINGTON	ļ			
COUNTY OF KING	] ss. ]			
I certify that I know or have appeared before me, a Notary Pubsworn, and acknowledged that he liability company, who executed the instrument to be the free and volutherein mentioned, and on oath stabehalf of said company.	lic in an is the M he with utary ac	nd for the State of V Manager of Kent Ce in and foregoing in ot and deed of said of	Washington duly on tral, LLC, a Was strument, and ack company for the u	commissioned and chington limited nowledged the ses and purposes
IN WITNESS WHEREOF I have	hereun	to set my hand and	affixed my officia	I seal the day and
year first above written		-Palarer	la Sathel	
STOCK AND STATE OF THE STATE OF		Notary Public, in		
A Property of the second		State of		
4 9		residing at	Seattle	
PUBLIC		Commission exp	ires 11/9/02 Paberca A. B	attant
OF WASHING		Print Name	ranecca 4. D	ane i
STATE OF WASH.	1			
COUNTY OF KING	] ss. ]			
I certify that I know or have	satisfac	ctory evidence that	Tom T. O'l	eek is
the person who appeared before m	e, a No	tary Public in and i	for the State of 🚣	Aspingh
duly commissioned and sworn, and	d ackno	wledged that he/sh	e is the Cham	mud Ceo.
of Tully's Coffee Corporation, a Winstrument, and acknowledged the				
corporation for the uses and purpo				
authorized to execute said instrum	ent on	behalf of said corpo	oration.	
IN WITNESS WHEREOF I have I	hereuni	to set my hand and.	affixed my officia	d seal the day and
year first above written.		- /	•	

Notary Public in and for the State of Washington

residing at Sealla Commission expires 1-13-02

Print Name Laurence MKs